

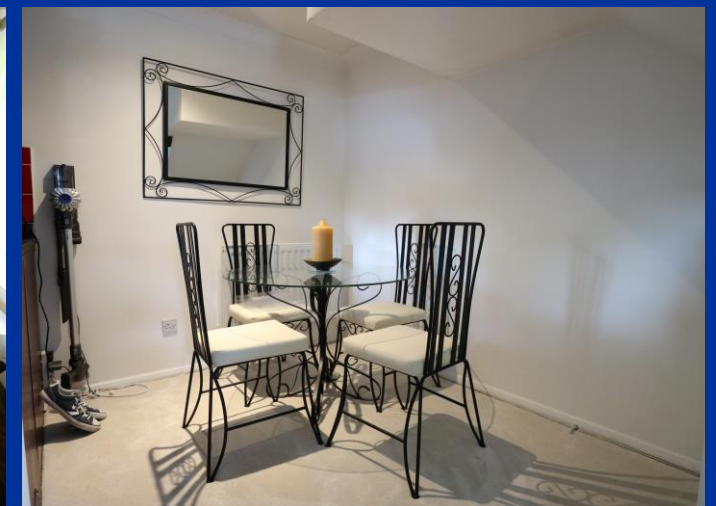
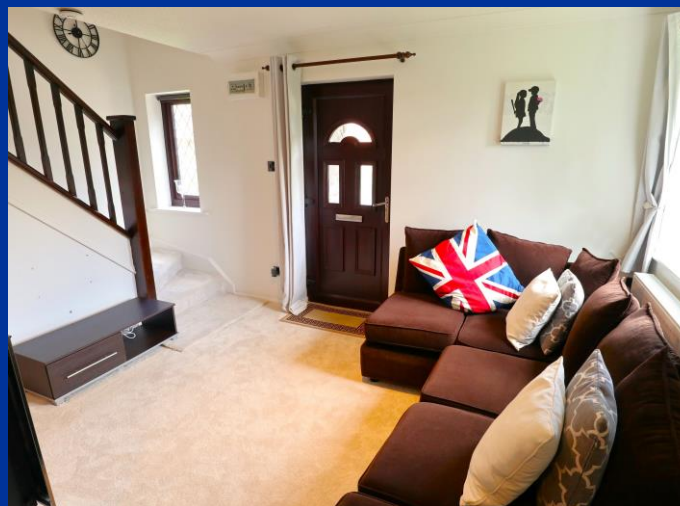


Birchgate Close, Macclesfield, SK10 4XL.
£120,000

Whittaker & Biggs Est. 1930

9 Birchgate Close, Macclesfield

Tucked away at the head of this cul-de-sac stands No. 9 Birchgate Close; a corner duplex property having well-presented accommodation over two floors. The property would be ideal for a first time buyer, an investor or for anyone wanting a home that is easy to look after. The property has communal lawns to the side and front and there is also communal parking. The accommodation is warmed by a modern style Worcester central heating boiler and double glazing is installed. In brief the accommodation comprises; open plan living room/dining room, kitchen area, landing, a double bedroom with built-in wardrobe and a bathroom with a white suite. We have been advised that the annual service charge is £295 per annum and the ground rent is £80 per annum (£65 if paid promptly) - please verify this information with solicitor. The location of the property is literally on the doorstep of Macclesfield Leisure Centre and offers ease of access out towards Prestbury and Alderley. We offer this property for sale with no onward chain. Viewing is highly recommended.



ACCOMMODATION

Living Area 14' 8" into stairs x 8' 9" (4.46m into stairs x 2.66m)

Double glazed window to front and side. Open plan stairs. Radiator.

Dining Area 6' 4" x 5' 10" (1.94m x 1.78m)

Radiator. Under-stairs storage cupboard.

Kitchen 7' 7" x 5' 4" (2.30m x 1.63m)

Fitted units to base and eye level. Gas hob. Electric oven and extractor. Tiled splash backs. Tiled floor. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Double glazed window to side. Semi open plan to dining area.

Landing

Storage cupboard housing Worcester gas central heating boiler.

Bedroom One 14' 9" into wardrobes reducing to 8' 2" x 8' 10" maximum (4.49m into wardrobes reducing to 2.48m x 2.68m maximum)

Double glazed window to front. Radiator. Built-in wardrobe.

Bathroom 8' 1" x 5' 6" (2.46m x 1.67m)

White suite comprising paneled bath with mixer shower over, vanity sink unit with storage under and low level w.c. Tiled flooring. Part tiled walls. Radiator. Double glazed window to side.

Outside

Communal parking area to front and lawned gardens. Adjoining brick built lock-up store cupboard and storm porch.

Note:

Council Tax Band: B

EPC Rating: C

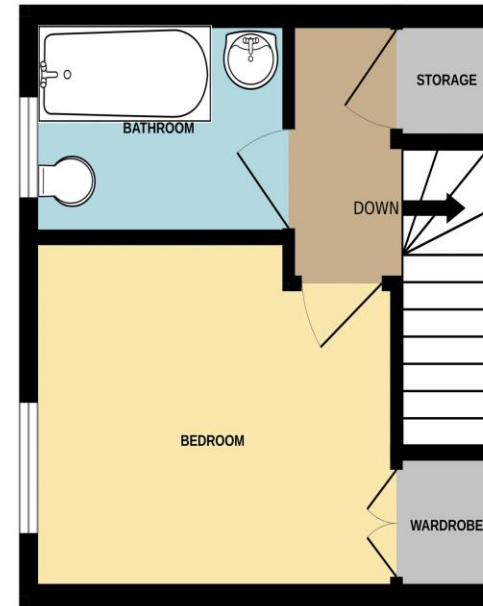
Tenure: Leasehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Proceed away from town towards Sainsbury. At the Sainsburys roundabout keep left. Go right at the next roundabout towards the hospital. At the mini roundabout turn left onto Victoria Road and proceed to the roundabout at The Villas where you turn right onto Priory Lane. Turn left at the mini roundabout and left again into Drummond Way. Birchgate Close is second left.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

2 - 4 Church Street Macclesfield Cheshire SK11 6LB

T: 01625 430044

E: macclesfield@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
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